



Hidden Trails Community Association, Inc.

2019 Annual Meeting Pre-Submitted Questions

**Submitted questions have been summarized to accommodate relative submissions. Answers provided in red.*

Common Area/Amenity Related

1. Showers -- they are needed in the gym/pool area. This summer, I witnessed residents leaving the gym after a workout and jumping in the pool immediately afterward to cool/rinse off. Adding showers to the existing pool amenity would require extensive work and a large expense to accomplish. We do not have the means to police people going to and from the pool area. Our automated pump systems and chemical system are designed to handle all types of contaminants. We are adding pool monitors beginning in the 2020 pool season to ensure proper use of the pool is being adhered to in an effort to keep the water as clean and safe as possible at all times.
2. Dog Park -- dedicated space for dogs to safely roam off leash that includes a wash station. (We moved here from the Vantage at Bulverde apartments which have these amenities for renters; as homeowners here in Hidden Trails, we should expect equal/better services.) Apartment communities provide dog parks for their tenants because they do not have individual yards for their pets to enjoy and utilize unlike master planned communities. We will be developing the area directly across from the Amenity Center to be an open space with pet waste stations. This space will be approximately 20 acres for people to enjoy with their families including their pets.
3. Why aren't there any swings and slides suitable for toddlers? At the beginning of the year, we looked into swapping out some of the existing swings with toddler swings and found that the state requires swings sets to be age-specific meaning the Association would have to purchase an entire swing set built for toddlers and find a place for it. We are planning additional pocket parks in the phases that are currently under construction and will look at adding toddler swings and toddler slides to those areas instead.
4. Need BIGGER signs at the park stating "No Parking" on the grass on the side of the fishing pond. That grass will never grow nice and properly if people continue to drive thru it. We are looking at additional signage and other options to prevent vehicles from being able to drive into the easement access area. We will continue to seed that area until the grass takes, however, it must remain an easement for maintenance vehicles ONLY to drive on. In the event that anyone notices vehicles parked there for fishing purposes, we encourage them to contact the Comal County Sheriff's Office (non-emergency) to report the incident.
5. We need lights for the mailbox areas. USPS decides where boxes will go and CPS decides where lights will be, none of which usually work together. We will look into options for bollard lights or something similar that is cost-effective.

6. It is not pool season, but we must talk and remind everybody of rules for the pool and its area. There were lots of people who had glass containers/beers and kids running around without shoes. **We are adding pool monitors in 2020 to assist with compliance at the pool area and ensure members and their guests are comfortable and feel safe.**
7. The trails on north/west side of Mustang Vista need some sort of drainage added. Mud and water sits on the walking path after heavy rain. Will something be done to resolve it? **Yes, we have already began the prep-work to elevate the walking path in that area which should resolve the drainage problem. It is part of the open-space project.**
8. Are there plans to landscape the two corners at the entrance of Hidden Trails once road construction is complete? **Yes**
9. What is the status of the feral hogs situation? **The Association hired a hog trapper for the month of October, but was unsuccessful in catching the 40+ feral hogs that have been sited in the area. There is no way to stop the infestation, only slow down reproduction. This is an ongoing problem for Texas and will continue to be. It is not just isolated to Hidden Trails or Bulverde. We are exploring other options for feral hog population control at this time.**
10. Does the pool and pond (waterfalls) need to run 24 hours a day? Seems like an awful waste of energy, unless it runs off of solar power. **We will look at adding a timer. If the project and cost is feasible, we will make it happen.**

Builder Construction-Related

11. Mud, Dirt, Debris -- living through continuous construction requires more frequent cleaning of our property and premises (home and vehicles). While construction actively continues on neighboring streets, it would be nice to be compensated for some car washes, replacement filters, etc. that are needed more often than normal. (I am replacing the filters in our house each month versus each quarter.) **We are in the process of a community-wide clean up. Residents should see a significant change in the amount of dust and debris on the streets. Once all the irrigation along Mustang Vista is completed, the amount of noticeable dust will subside.**
12. So first of all, love the neighborhood. All of the landscaping and care of the grounds always looks so great, but I noticed that with all the construction trucks coming in and out that Mustang Vista really gathers a significant amount of dirt and rocks up against the curbs. I know that's part of living in a place that is still being developed. The other side of Stahl in Johnson Ranch doesn't seem to have this issue. I'm wondering if it would be logical to have a street sweeper run down Mustang Vista periodically to keep the overall appearance as well kept as everything else appear to be. **Johnson Ranch has a**

different type of curb which allows water, mud, and debris to drain more easily. The curbs in Hidden Trails are raised which does not allow debris to travel to the sewer drains as easily. As part of the community-wide cleanup, we will keep the streets cleaned on a more consistent basis, at least 2-3 per week.

13. Is there anything that can be done about construction workers running the stop signs? Can someone put out an email to their bosses? I have almost been t-boned twice by construction trucks who failed to stop at the stop signs. For residents encountering construction vehicles speeding in the community, we urge them to contact the Comal County Sheriff's Office and request a patrol visit the area where the occurrences happen frequently. We are in constant communication with the construction crews. There are over 1000 construction workers on a daily basis which makes the task more difficult to determine who to contact. To help combat this, we will add more speed-related signs along Mustang Vista.

Community Standards Related

14. Who maintains open areas between homes? I ask because it is an eyesore with tall weeds. The Association maintains all common areas we own. The common areas in the neighborhoods are meant to be native. We are accomplishing this by hydro seeding and adding mulch.

Declarant/Developer-Related

15. How about petitioning the U.S.P.S. to place a blue mailbox somewhere in the development to facilitate sending packages? The present mail boxes can't handle packages outbound. Residents should talk to USPS and make that request.
16. Will the 2 empty lots in Phase 1 behind Camellia Bend on Lemon Mint (next to the model homes) be built on or left native? They will have homes built on them eventually, approximately 2-3 years from now.
17. When will the street signs be put up in the Hillside neighborhood? There are many missing signs which makes it difficult to tell delivery people and visitors how to find us. Also on that same note, what about more stop signs? There are intersections which have only one stop sign when it seems apparent that it should be at least a two way stop if not a four way stop. We have replaced the street signs for the Hillside neighborhood 3 times so far. They keep getting taken. The County is responsible for where stop signs go. Once we stripe the lanes on both sides of Mustang Vista, we will add speed-related signs.
18. Is there a plan to place a larger "no outlet" sign on Blue ivy or maybe even consider speed bumps? We will not be adding speed bumps. However, we will add the "no outlet" signs on Blue Ivy.
19. We need "Slow Down – School Bus Stop" signs in front of the park and "The Range" monument sign. A lot of vehicles are coming from "The Hillside" drive too fast when we wait for the bus from

6:30 am-6:50 am for elementary kids so I can't imagine the danger for bigger kids later during the morning. Residents should contact the County regarding the school bus stop signs.

20. Can there be a sign placed at various locations indicating No Solicitors (i.e. entrance)? Yes, we will add these to our list of additional signs.
21. What is being built on the corner of Mustang Vista and Stahl Lane? On the southeast corner are homes belonging to Johnson Ranch. On the northeast/northwest corners are the construction for adding the turning lanes. Irrigation lines had to be tied in first before the actual lanes could be added.
22. What are the plans for the circle across from the model home/sales rep house on Lemon Mint and Blue Ivy? That area is designated lots that will have homes built on them eventually.
23. When will road construction on Stahl lane be completed? Work is estimated to be completed by end of January 2020.
24. Why do we have two lanes from Mustang Vista going into our neighborhood of one lane? Albeit wide it is not meant for two vehicles and it always seems like it's a race to who can get across Strahl Lane first. I recommend painting a turning arrow in the far right lane and making the middle lane the one to come into the neighborhood. These are designated to be two lanes on both sides of Mustang. They will be striped.
25. Explain the WCI6 taxing unit as it is the highest tax paid. Please provide specific examples. It is a MUD tax. The total tax rate for Comal County Water Control and Improvement District No. 6 (the "District") is \$0.85 per \$100 assessed valuation, the same rate since 2015. The tax rate is identical throughout the entire District, and does not change based on the community within the District. The tax rate for the District is less than or comparable to other Central Texas districts.
26. Will there be any additional recreational activities for our community? For example, tennis courts. No tennis courts, but there is a second amenity with a junior Olympic style pool, and additional pocket parks being added in the community for everyone's enjoyment.
27. Will a gate ever be considered for the community? I ask because I notice people from Johnson Ranch ride their golf carts over here to utilize our facilities. No. Adding a gate is not only an expensive project to add, but brings along with it ownership of the streets and sidewalks contained within the fence.